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112 Edgewood Boulevard W Lethbridge, Alberta

MLS # A2262621



Central Vacuum

Features:

\$525,000

Division:	Ridgewood				
Type:	Residential/House				
Style:	2 Storey Split				
Size:	1,801 sq.ft.	Age:	1988 (37 yrs old)		
Beds:	4	Baths:	2 full / 1 half		
Garage:	Aggregate, Double Garage Attached				
Lot Size:	0.13 Acre				
Lot Feat:	Backs on to Park/Green Space				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Inclusions: All window coverings, fridge, stove, dishwasher OTR microwave, washer, dryer, vacu flo and attachments, garage door opener and controls, shelves in gaarage, shed, U/G sprinklers "as is"

With a great Ridgewood location, this one owner home shows true pride of ownership. Immaculate throughout and with thoughtful upgrades, this fully developed 2 storey split offers a total of 4 bedrooms and 3 bathrooms. The main floor offers nice living and dining spaces, and a comfortable kitchen and dining nook. A few steps off the kitchen is the 3rd level with a casual family room, a feature gas fireplace, and French doors onto a park like yard and greenspace. There is also a convenient laundry room/guest bath and garage entrance. Upstairs are 3 bedrooms (with new windows) including a spacious master with walk in closet and upgraded bath (new 5' tiled shower), plus another upgraded 4 piece bath. Downstairs another flex room and 4th bedroom complete the developed areas of the home. You will also find the furnace/mechanical room and storage areas.